

Welcome to Planning Committee

7 February 2023

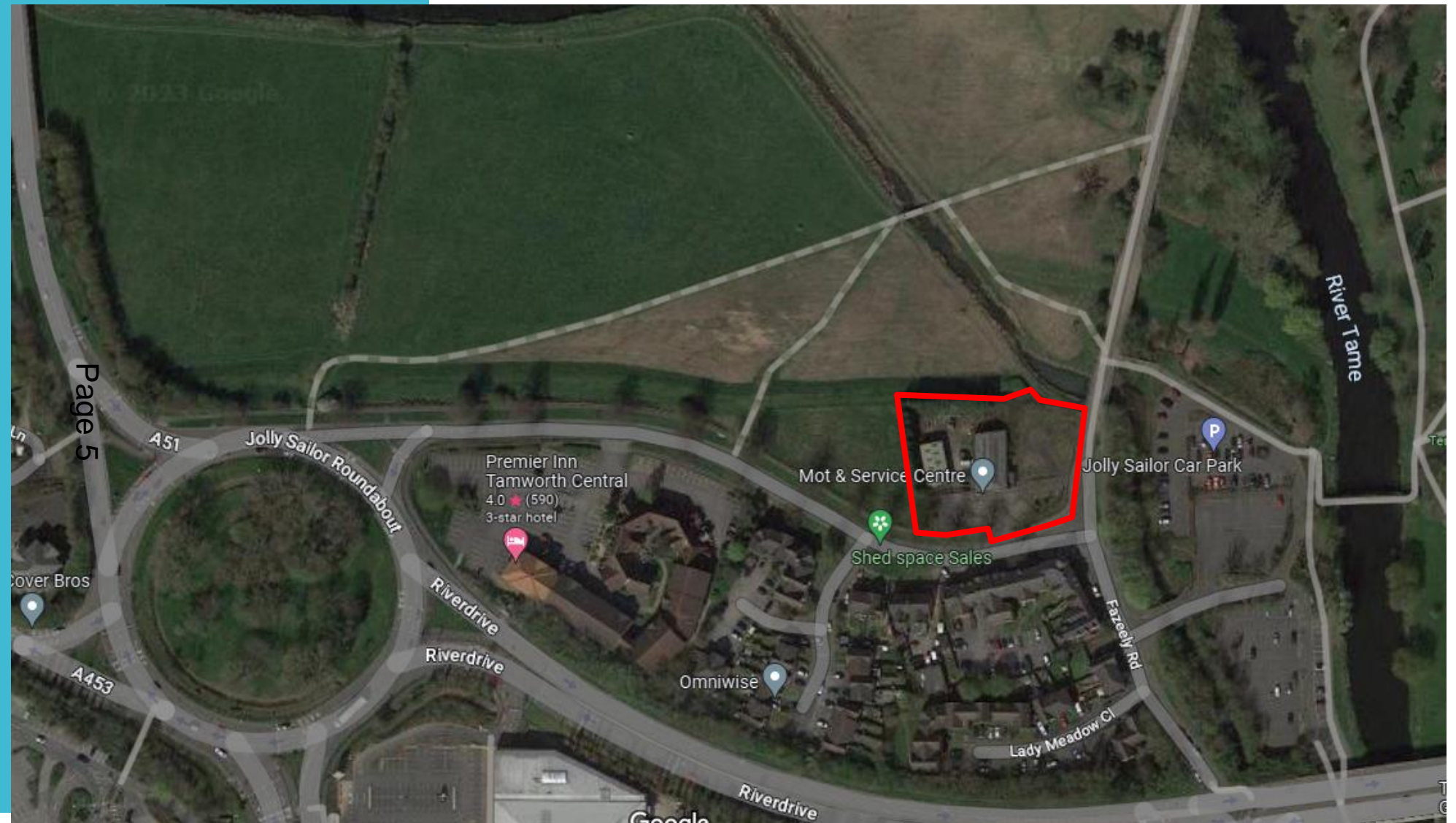
0206/2021

1 Bonehill Road, Tamworth B78 3HQ

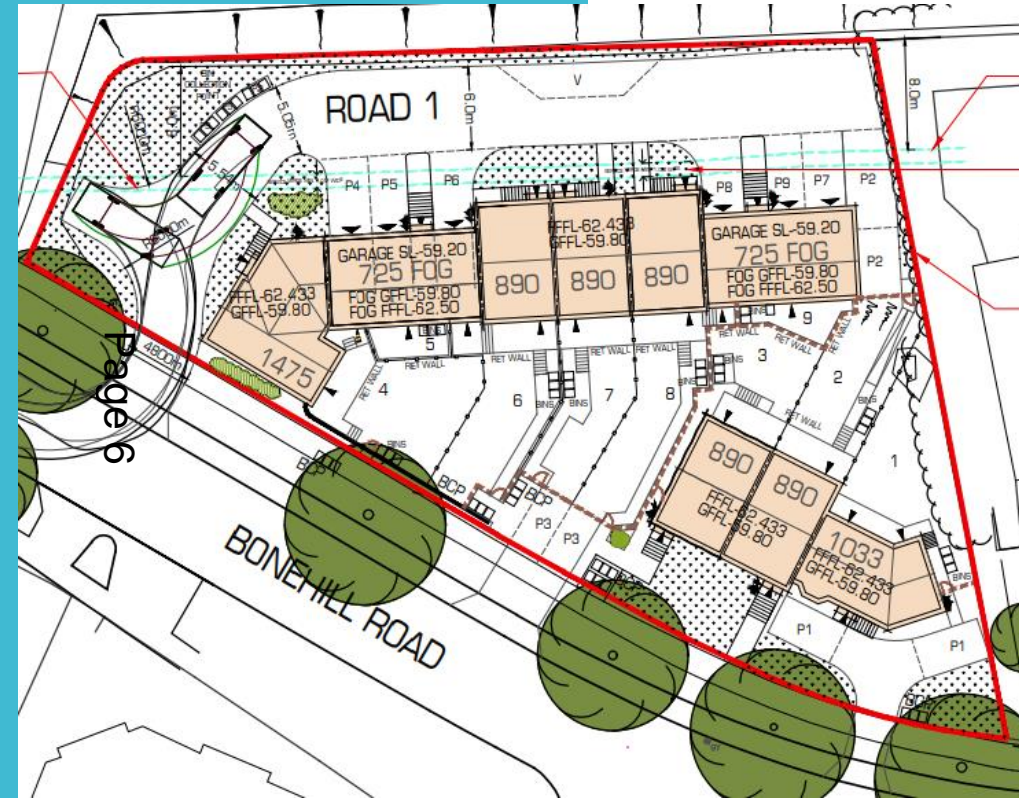
**Demolition of existing buildings, construction of 11
no. dwellings, associated parking and access**

Page 4

Aerial Site View



Comparison with adjacent approval (0090/2022)



Layout View



Street Scenes



Street Scene - Plots 5, 6 & 7 and 8 & 9

Page 8



Street Scene - Plots 1 and 2, 3 and 4 and 5

Policy Allocation

591 and
593

Co-op Filling Station and Land to the West



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The site is located on brownfield and greenfield land and contains a petrol filling station. The site is adjacent to the Castle Pleasure Grounds and Tamworth Town Centre Conservation Area and nearby to a Grade II listed building and two scheduled monuments. The site is located in the medium quality Riparian Alluvial Lowlands in the Trent Valley Washlands landscape character type. Small scale conservation development is encouraged and Biodiversity Action Plan priority landscape features should be maintained or created. Highway access could be taken from Bonehill Road or Fazelley Road (with consideration of street trees). Any development proposal should include:

- Possible contaminated land remediation (potentially contaminated land)
- Flood Risk Assessment and contribution to flood defences (part Flood Zone 2 and part Flood Zone 3 behind flood defence bank)
- Retention of public right of way

Street Scenes



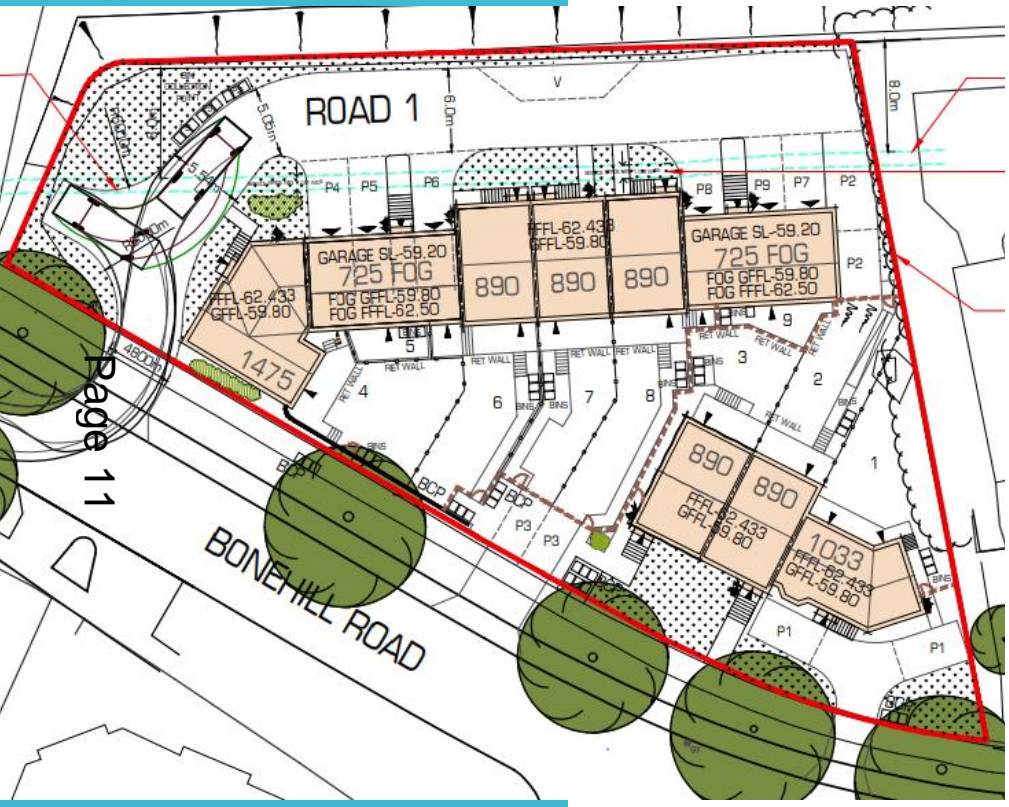
Street Scene - Plots 5, 6 & 7 and 8 & 9

Page 10



Street Scene - Plots 1 and 2, 3 and 4 and 5

Comparison with adjacent approval (0090/2022)



Page 11

Elevations – Plots 1 & 2



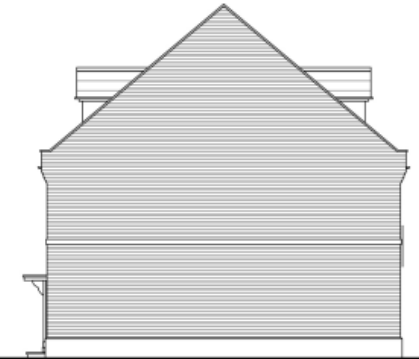
Side East Elevation



Front South Elevation



Rear North Elevation



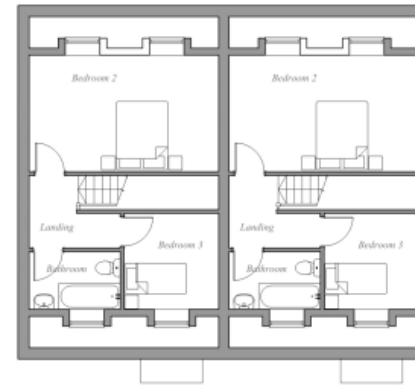
Side West Elevation



Ground Floor
Plots 1 & 2



First Floor



Second Floor

Elevations – Plots 3 & 4

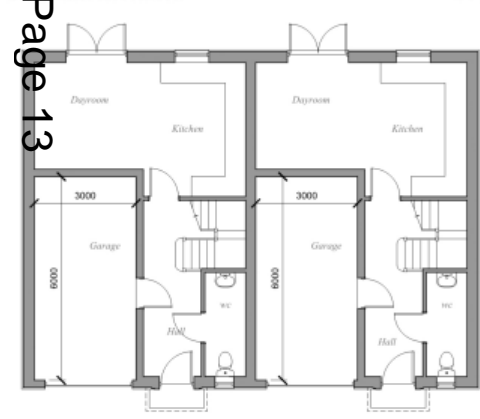


Side East Elevation

Front South Elevation

Rear North Elevation

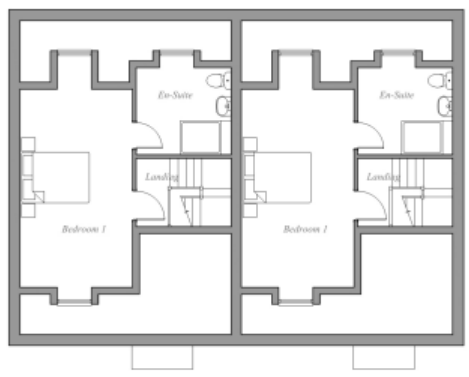
Side West Elevation



Ground Floor
Plots 3 & 4



First Floor



Second Floor

Page 13

Elevations – Plot 5



Front South Elevation

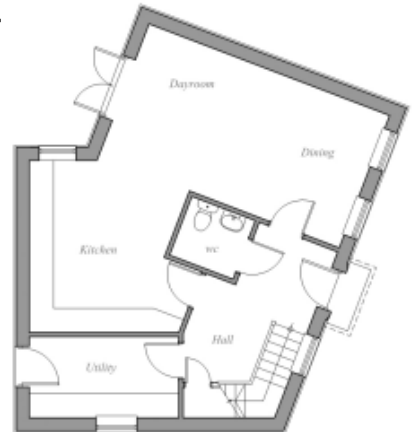


Front East Elevation



Side West Elevation

Page 14



*Ground Floor
Plot 5*



First Floor



Second Floor

Elevations – Plots 6 & 7



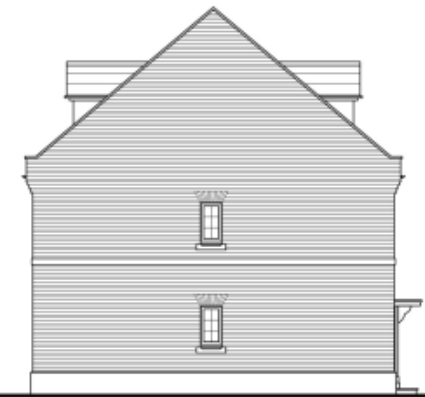
Side North Elevation



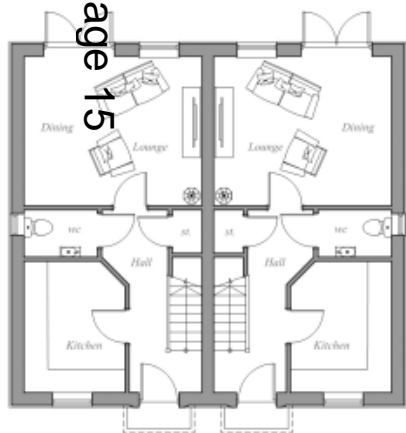
Front East Elevation



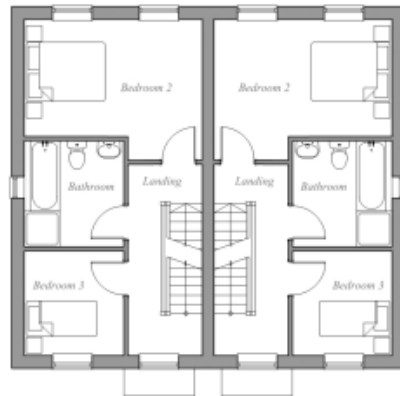
Rear West Elevation



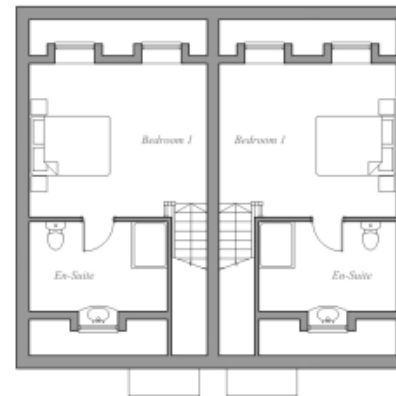
Side South Elevation



Ground Floor
Plots 6 & 7



First Floor



Second Floor

Page 15

Elevations – Plots 8 & 9



Side West Elevation



Front North Elevation

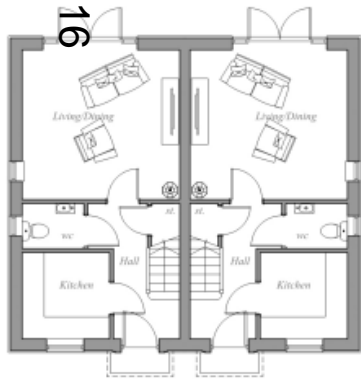


Rear South Elevation

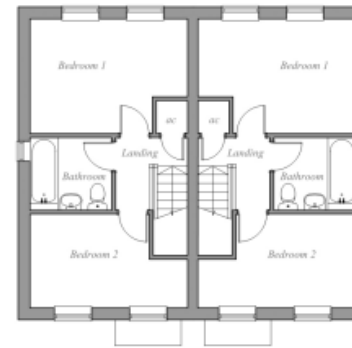


Side East Elevation

Page 16



*Ground Floor
Plots 8 and 9*



First Floor

Elevations – Plots 10 & 11



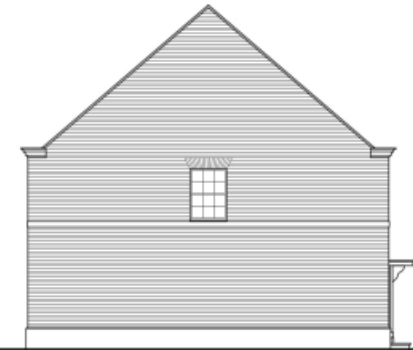
Side North Elevation



Front East Elevation



Rear West Elevation

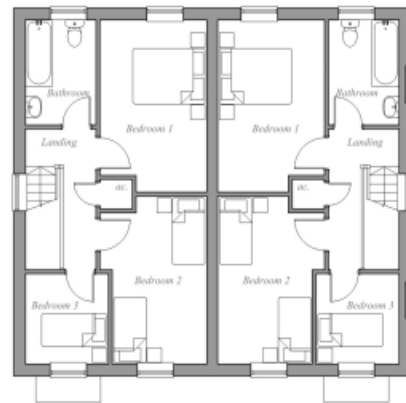


Side South Elevation

Page 17



*Ground Floor
Plots 10 & 11*



First Floor

0324/2022

96 Greenheart, Tamworth, B77 4NQ

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**Erection of a two bedroom detached dwelling
(re-submission of 0013/2022)**

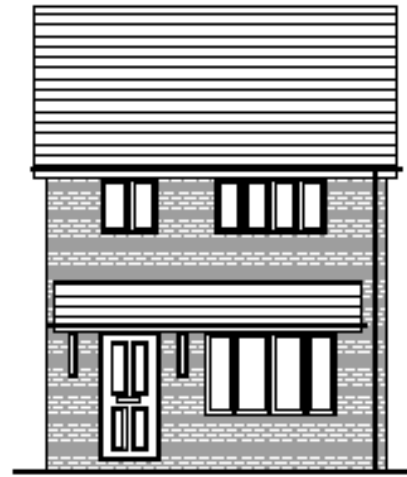
Aerial Site View



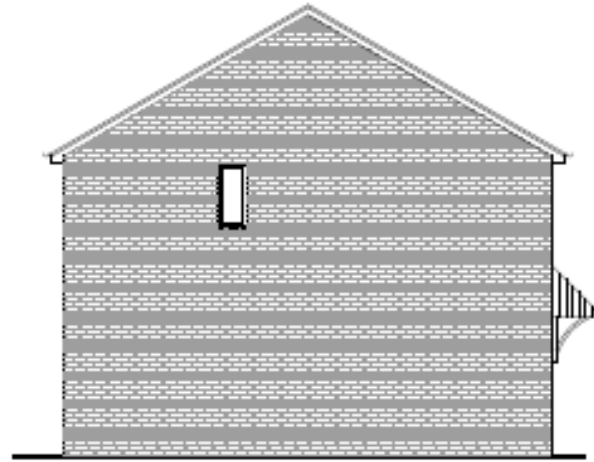
Layout View



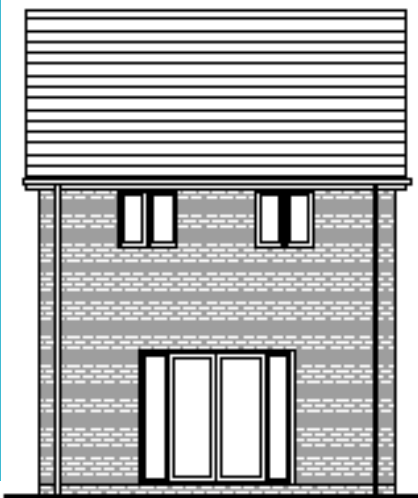
Elevations



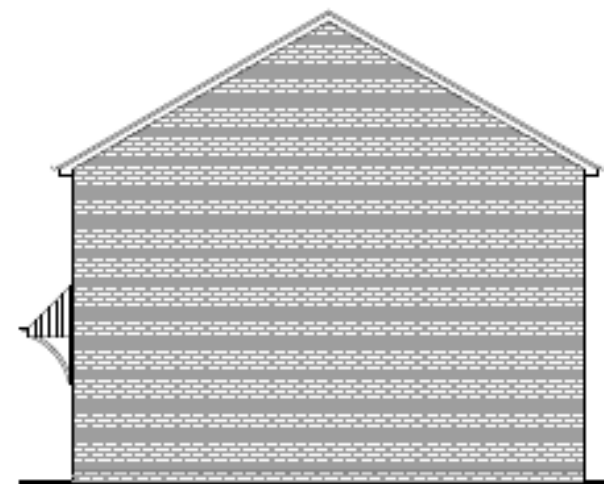
Front Elevation



Side Elevation

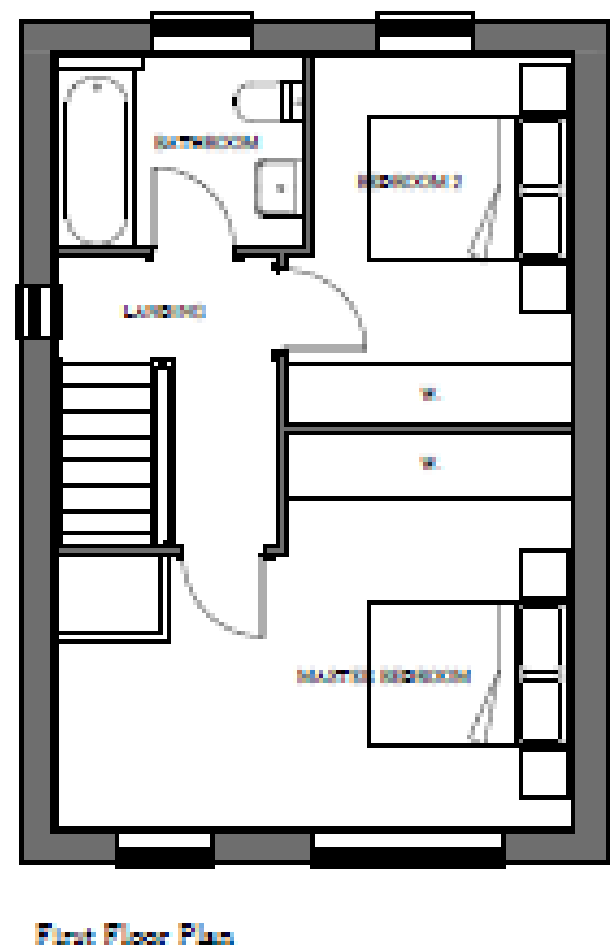
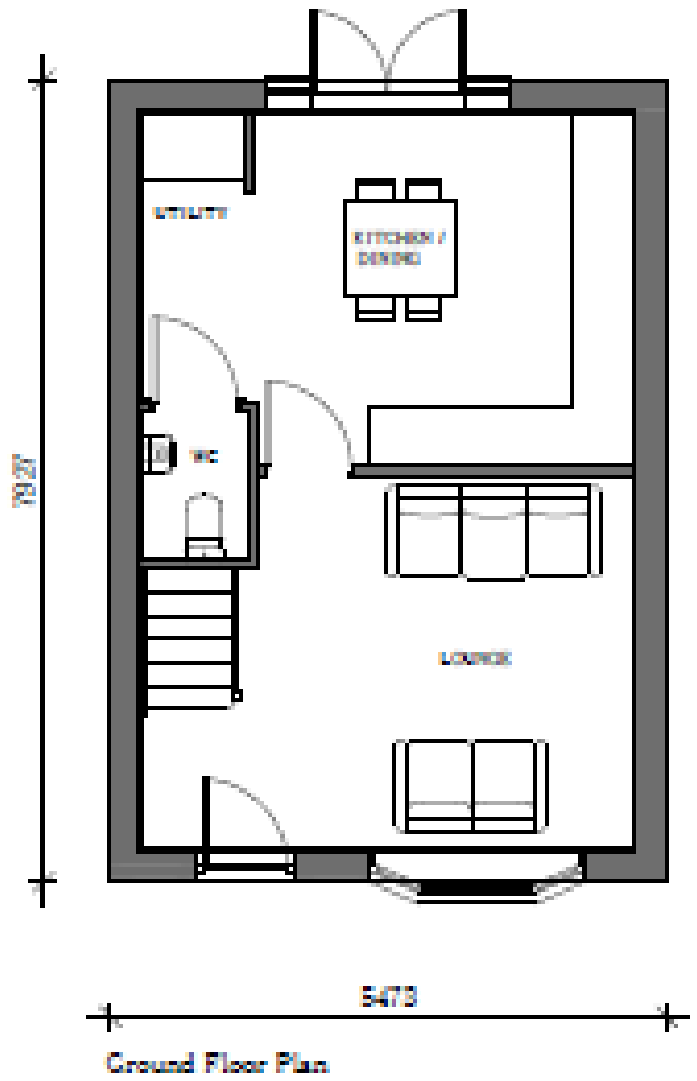


Rear Elevation



Side Elevation

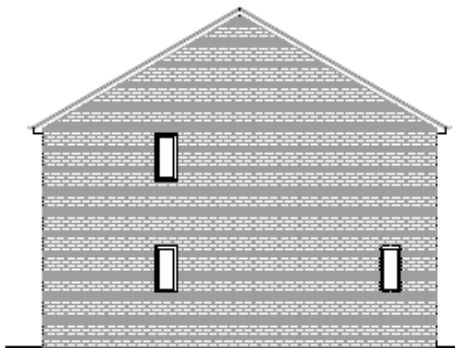
Floor Plans



Elevations Comparison



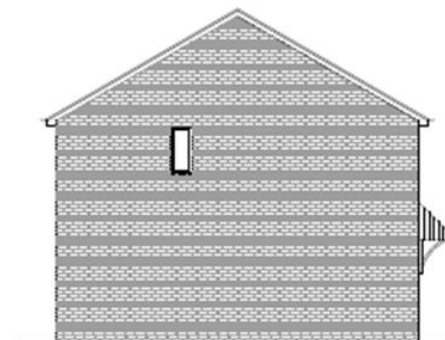
Front Elevation



Side Elevation



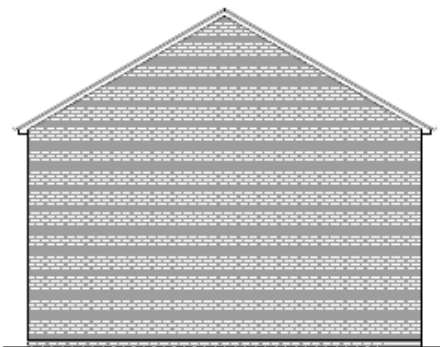
Front Elevation



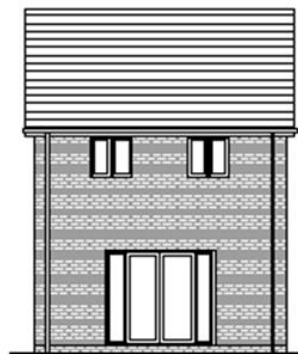
Side Elevation



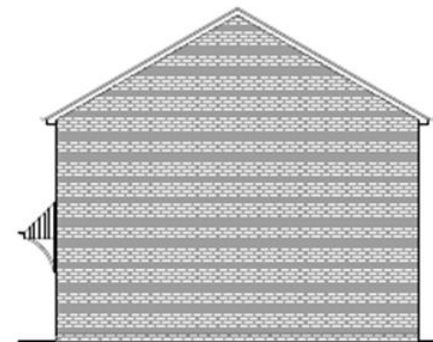
Rear Elevation



Side Elevation



Rear Elevation



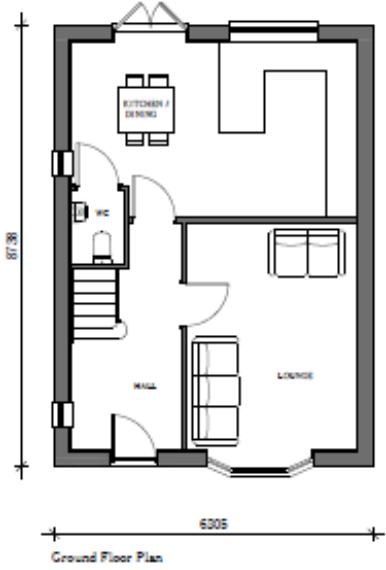
Side Elevation

July 2022

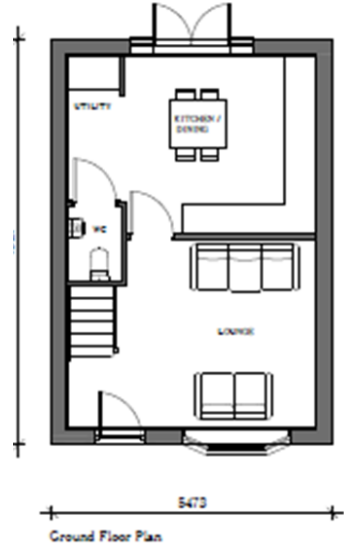
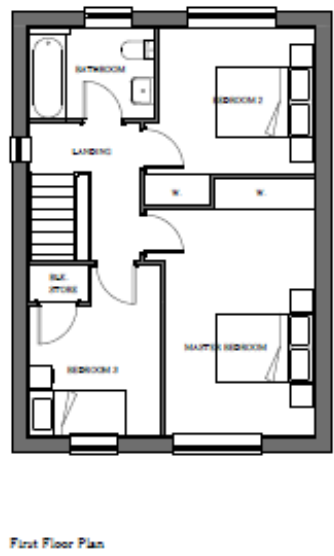
February 2023

Floor Plans Comparison

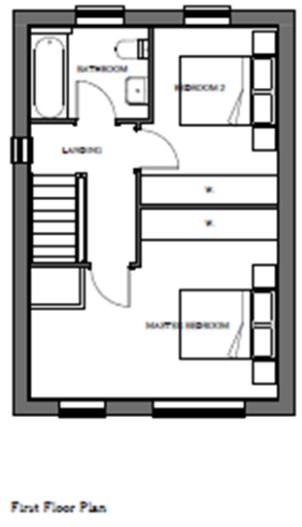
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July 2022



February 2023



Proposed Site



0324/2022

96 Greenheart, Amington, Tamworth, B77 4NQ

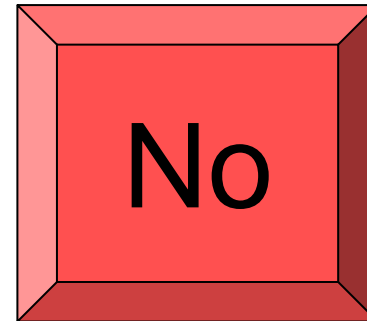
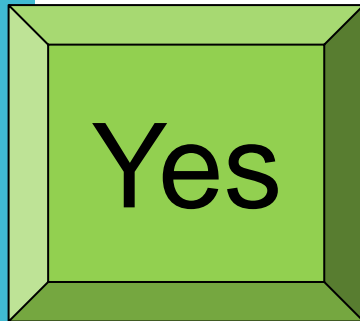
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Erection of a 2 bedroom detached dwelling (re-submission of 0013/2022)

Recommendation: Approve with conditions

Are there any speakers?

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Guidance

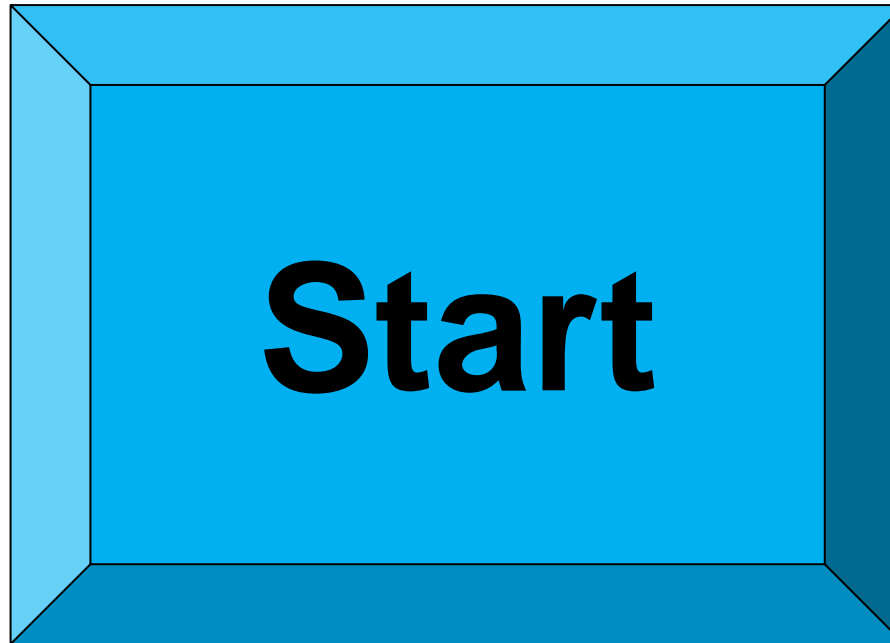
You have 3 minutes to address the Committee

The time will begin when you start to speak

When the last slide goes red, please stop speaking

You will see warnings at 1 minute, 30 seconds and 10 seconds

Are you ready?



3

Minutes Remaining

1

Minute Remaining

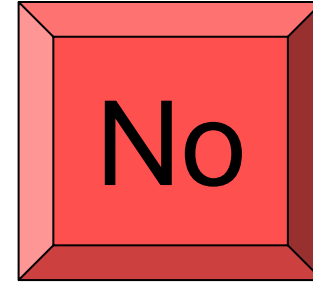
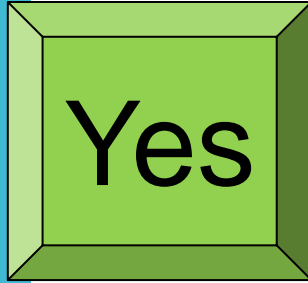
30

Seconds Remaining

Finish

Are there
any other
speakers?

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0324/2022

96 Greenheart, Tamworth, B77 4NQ

**Erection of a two bedroom detached dwelling
(re-submission of 0013/2022)**

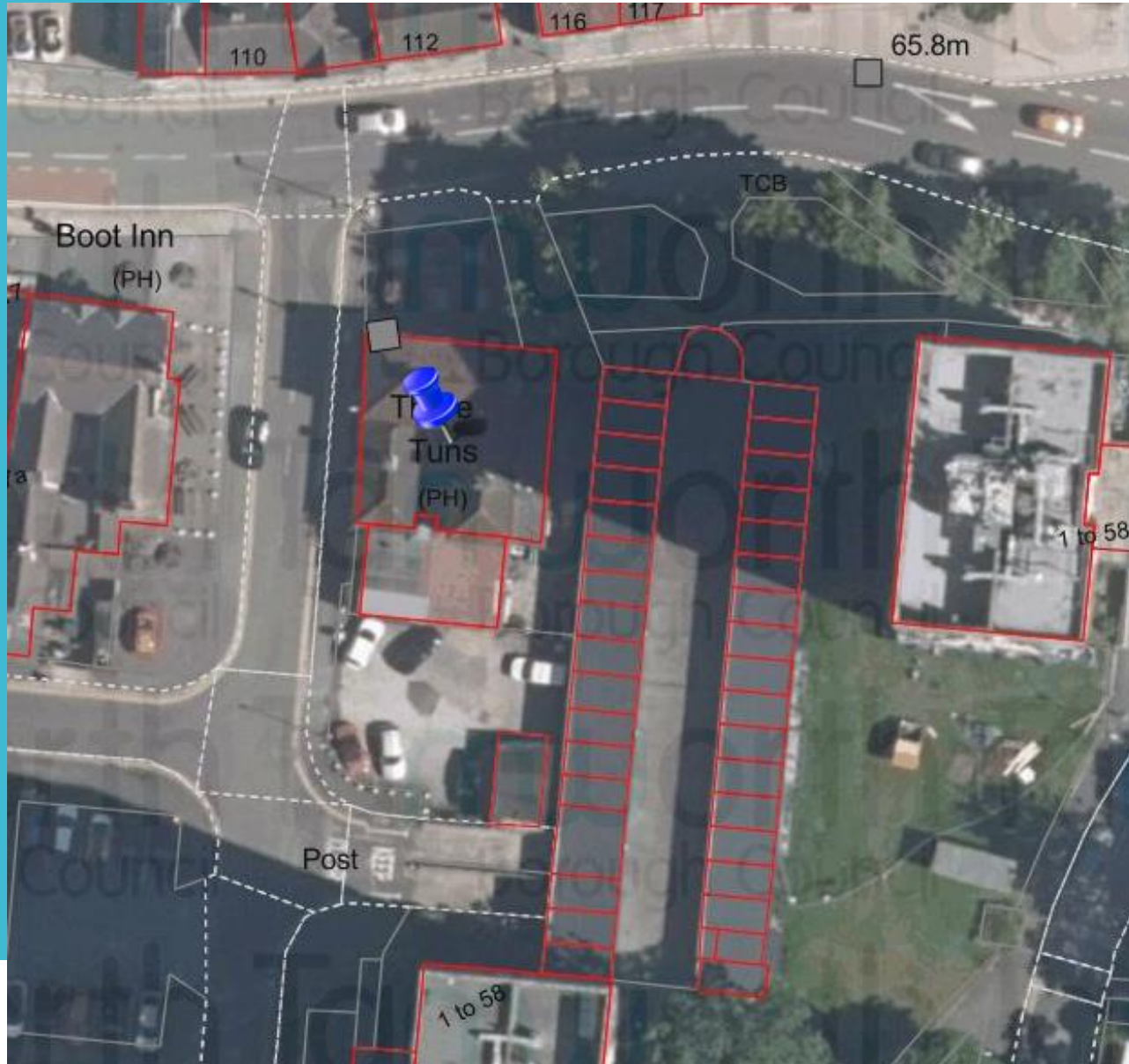
Committee Consideration

0379/2022

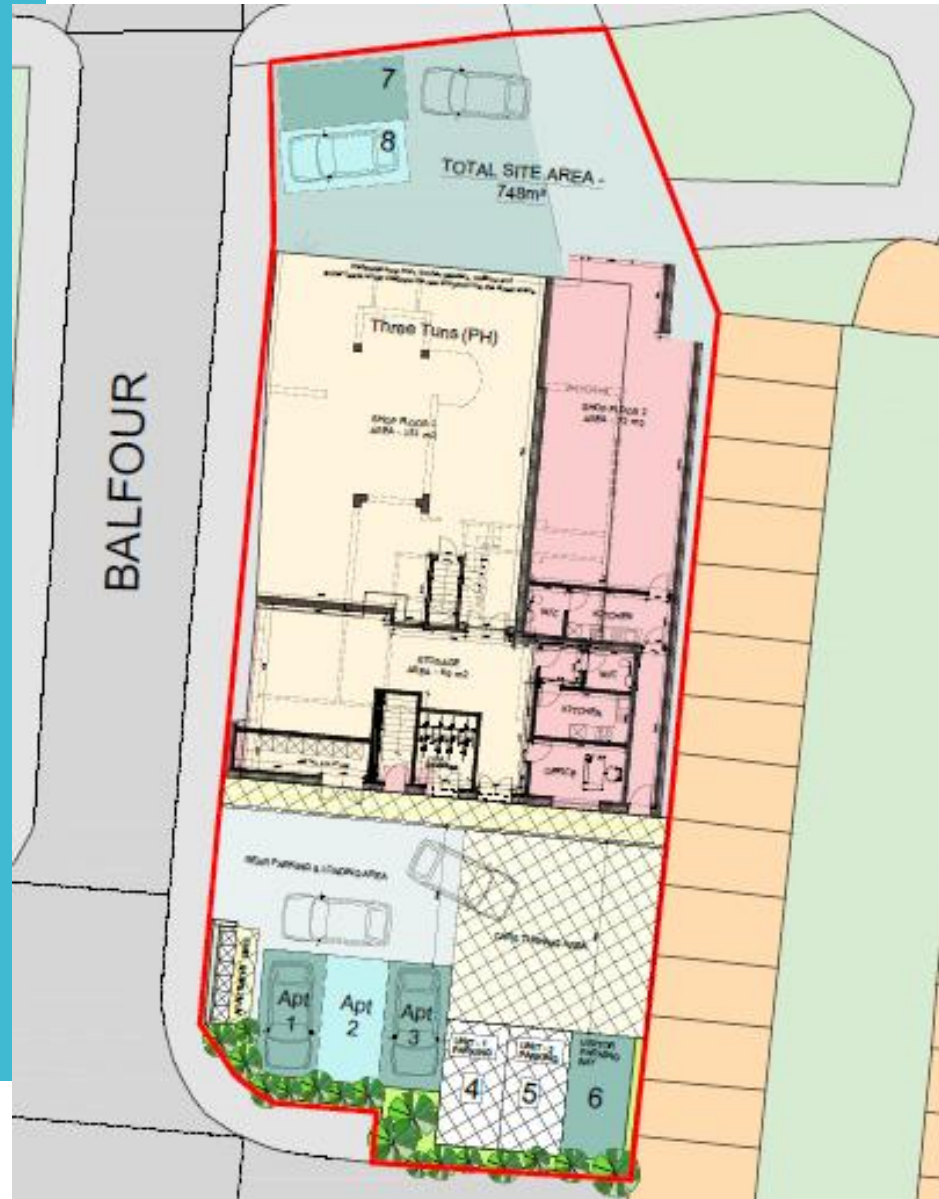
Former Three Tuns, 15 Lichfield Street, Tamworth, B79 7QD

Change of use from public house (sui generis) to 2 x retail units (Class E) at ground floor and 3 x apartments (Class C3) at first floor; erection of side and rear extensions and creation of external amenity space.

Aerial Site View



Layout View



Front Elevation

- New velux roof lights in loft
- Roof tiles to match existing
- New UPVC double glazed 'K' glass windows
- New brickwork to match existing
- New brickwork to match existing
- Traditional shop front. Timber pilasters, mullions and a timber fascia would integrate the new shopfront into the street scene.
- Class B engineering brickwork

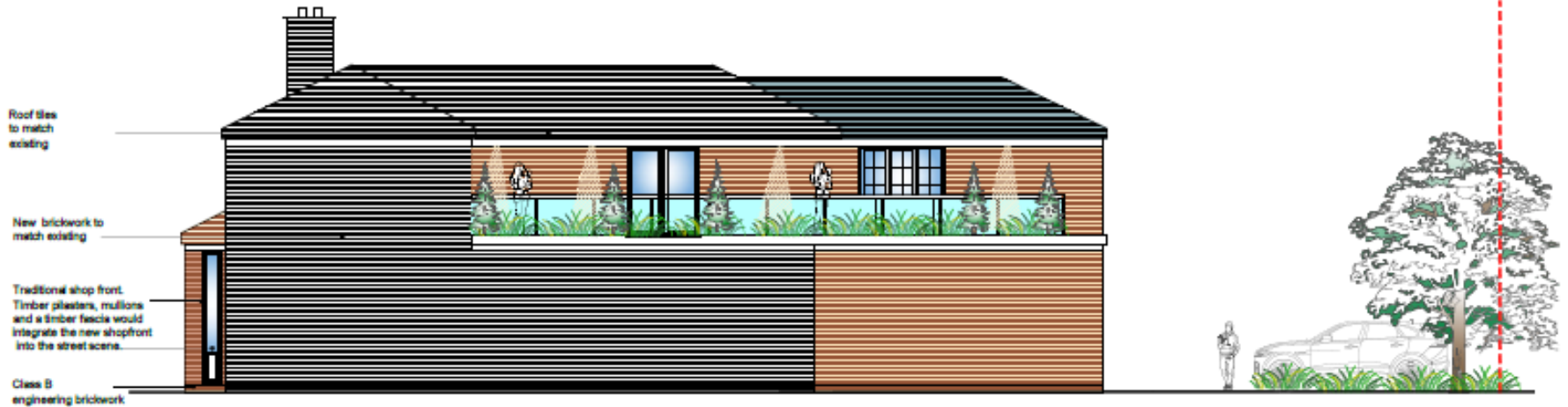


Side Elevations

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PROPOSED SIDE ELEVATION SCALE 1:100



Front Elevation Comparison

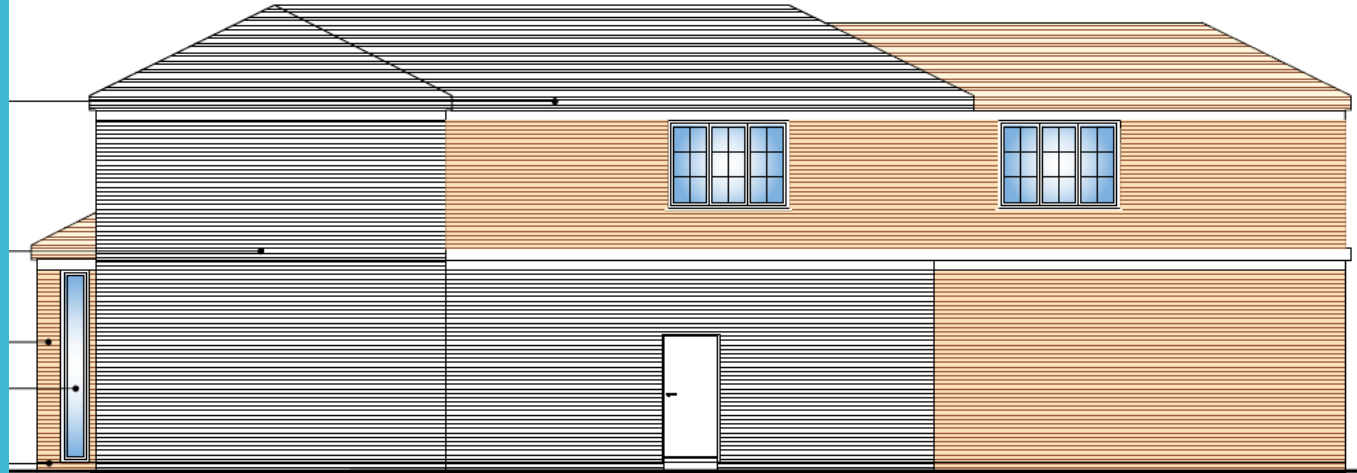


Initial
Front
Elevation

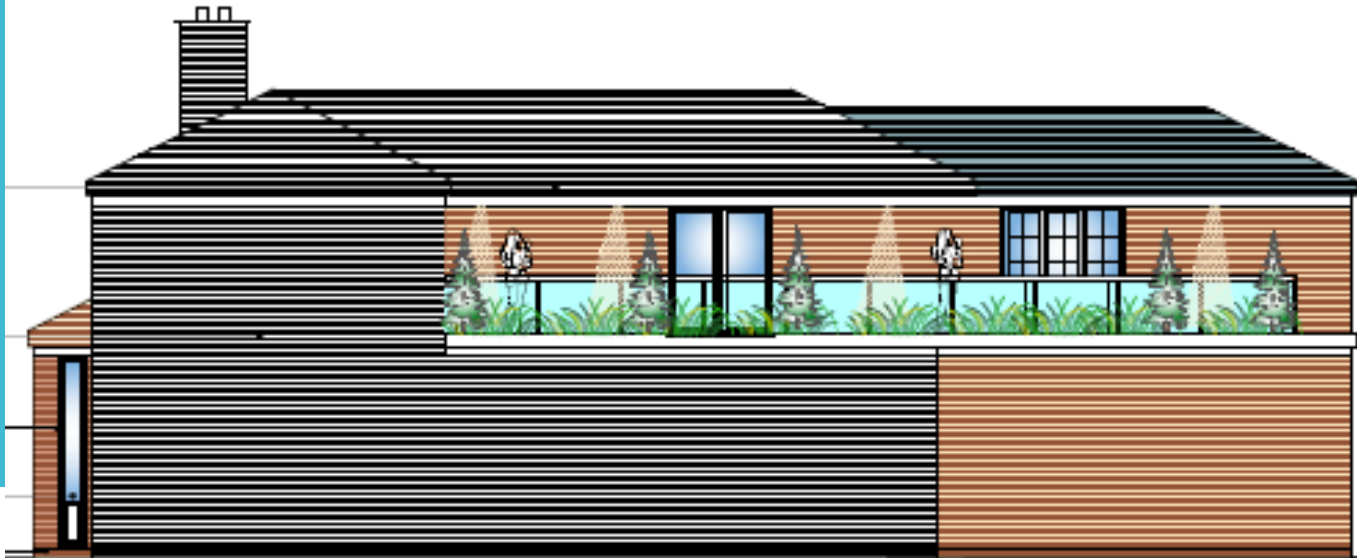


Amended
Front
Elevation

Balfour Side Elevation Comparison



Initial
Elevation



Amended
Elevation

Site Photographs



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0379/2022

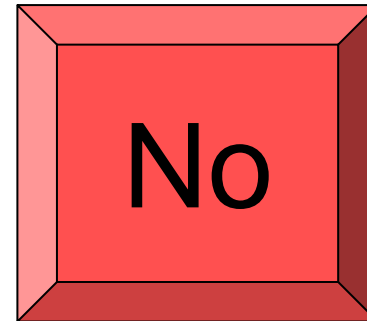
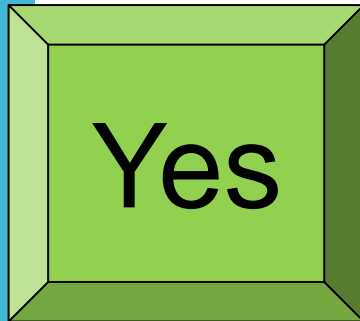
Former Three Tuns, 15 Lichfield Street, Tamworth, B79 7QD

Change of use from public house (sui generis) to 2 x retail units (Class E) at ground floor and 3 x apartments (Class C3) at first floor; erection of side and rear extensions and creation of external amenity space

Recommendation: Approval with conditions

Are there any
speakers?

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Guidance

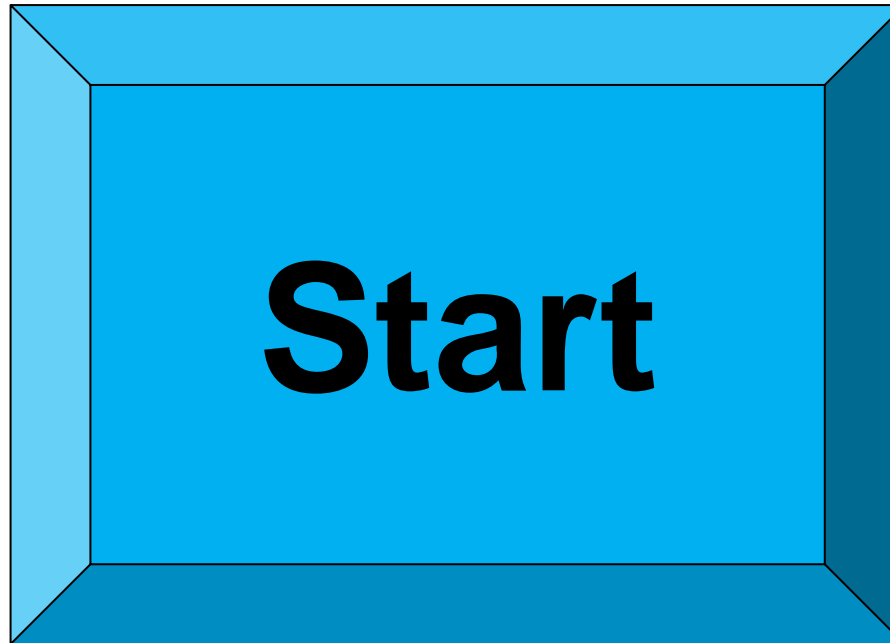
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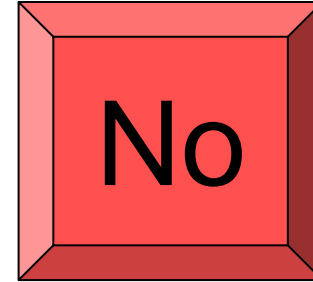
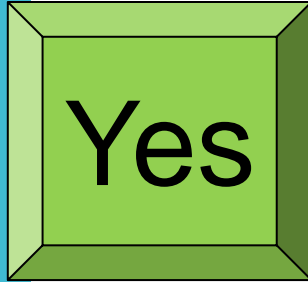
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Seconds Remaining

Finish

Are there
any other
speakers?

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0379/2022

Former Three Tuns, 15 Lichfield Street, Tamworth, B79 7QD

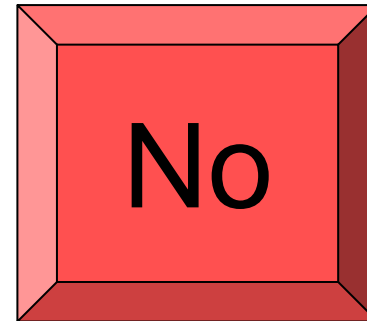
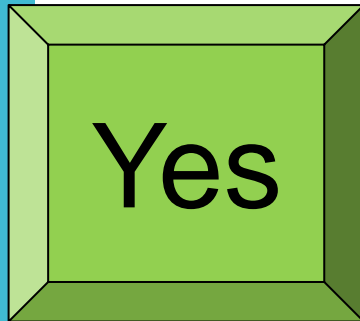
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Recommendation: Approval with conditions

Committee Consideration

Are there any
speakers?

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Guidance

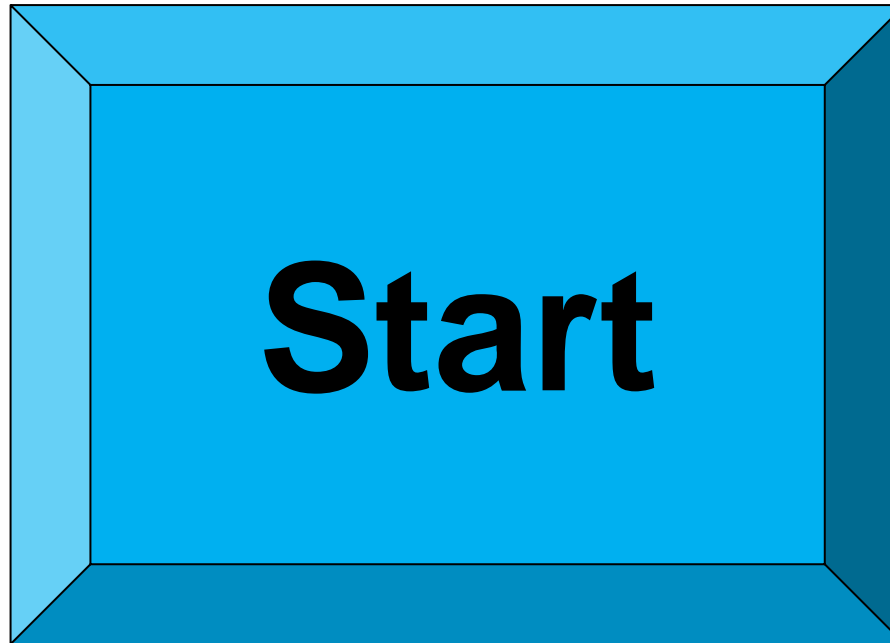
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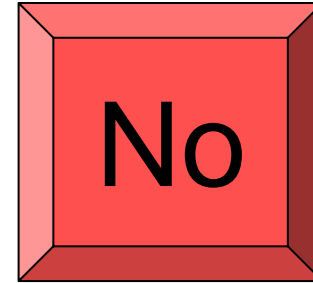
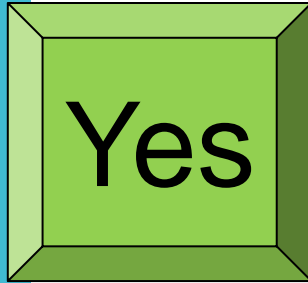
30

Seconds Remaining

Finish

Are there
any other
speakers?

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0379/2022

Former Three Tuns, 15 Lichfield Street, Tamworth, B79 7QD

Change of use from public house (sui generis) to 2 x retail units (Class E) at ground floor and 3 x apartments (Class C3) at first floor; erection of side and rear extensions and creation of external amenity space

Recommendation: Approval with conditions

**Thank you for your
attendance**

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**Next meeting:
07/03/2023**

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